



## King County Department of Assessments

### Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

**Area Name:** West Ballard

**Previous Physical Inspection:** 1991

#### Sales - Improved Summary:

Number of Sales: 472

Range of Sale Dates: 1/97 - 10/98

#### Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV *
1998 Value	\$68,000	\$110,700	\$178,700	\$208,900	85.8%	14.40%
1999 Value	\$89,400	\$118,900	\$208,300	\$208,900	100.0%	10.70%
Change	+\$21,400	+\$8,200	+\$29,600		+14.2%	-3.70%
%Change	+31.5%	+7.4%	+16.6%		+16.5%	-25.69%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.70% and -25.69% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels with 1998 Assessment Roll improvement values of \$10,000 or less to eliminate previously vacant or destroyed property value accounts.

#### Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$70,200	\$113,500	\$183,700
1999 Value	<b>\$92,100</b>	<b>\$118,500</b>	<b>\$210,600</b>
Percent Change	<b>+31.20%</b>	<b>+4.41%</b>	<b>+14.64%</b>

Number of improved Parcels in the Population: 4991

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

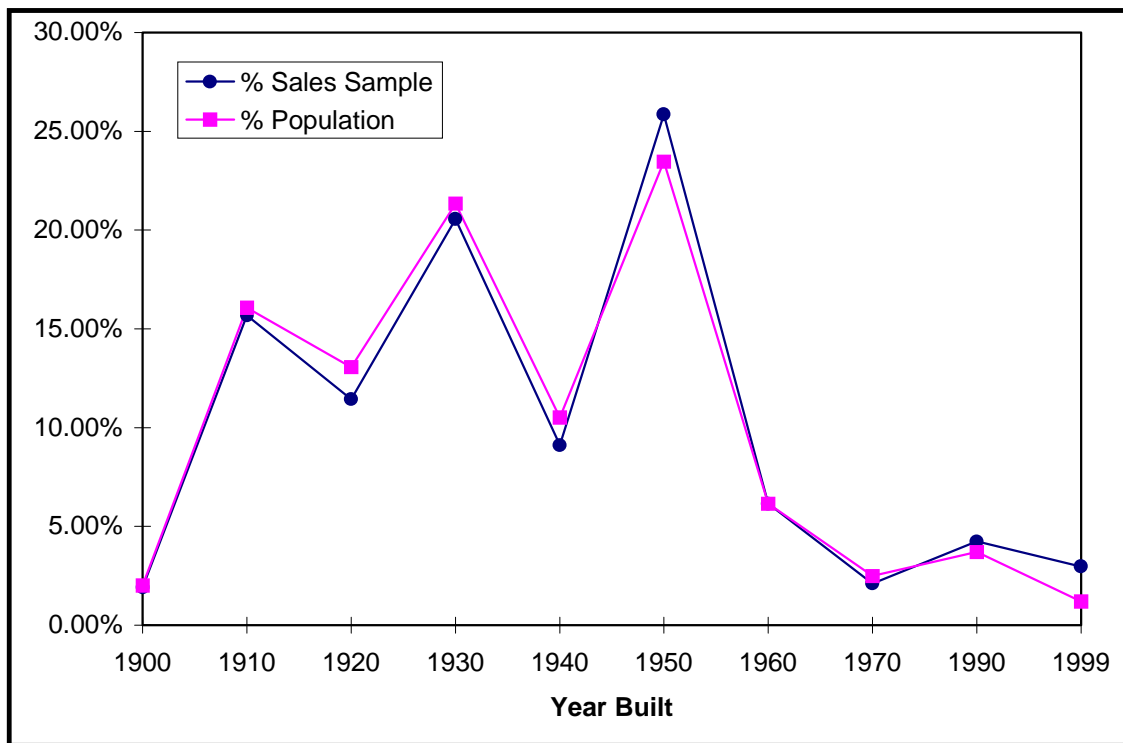
#### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

### Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1900	9	1.91%
1910	74	15.68%
1920	54	11.44%
1930	97	20.55%
1940	43	9.11%
1950	122	25.85%
1960	29	6.14%
1970	10	2.12%
1990	20	4.24%
1999	14	2.97%
472		

Population		
Year Built	Frequency	% Population
1900	100	2.00%
1910	802	16.07%
1920	652	13.06%
1930	1065	21.34%
1940	525	10.52%
1950	1171	23.46%
1960	307	6.15%
1970	124	2.48%
1990	185	3.71%
1999	60	1.20%
4991		

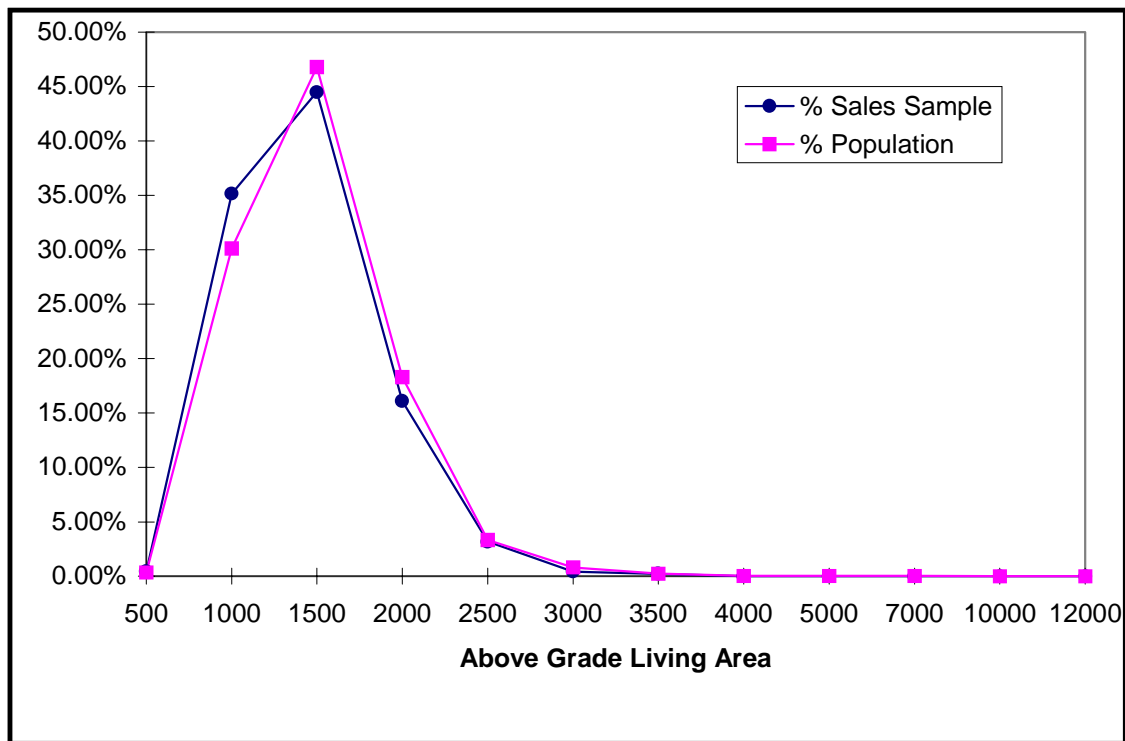


The sales sample adequately represents the population.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	2	0.42%
1000	166	35.17%
1500	210	44.49%
2000	76	16.10%
2500	15	3.18%
3000	2	0.42%
3500	1	0.21%
4000	0	0.00%
5000	0	0.00%
7000	0	0.00%
10000	0	0.00%
12000	0	0.00%
472		

Population		
Above Gr Living	Frequency	% Population
500	17	0.34%
1000	1503	30.11%
1500	2335	46.78%
2000	913	18.29%
2500	167	3.35%
3000	41	0.82%
3500	12	0.24%
4000	1	0.02%
5000	1	0.02%
7000	1	0.02%
10000	0	0.00%
12000	0	0.00%
4991		

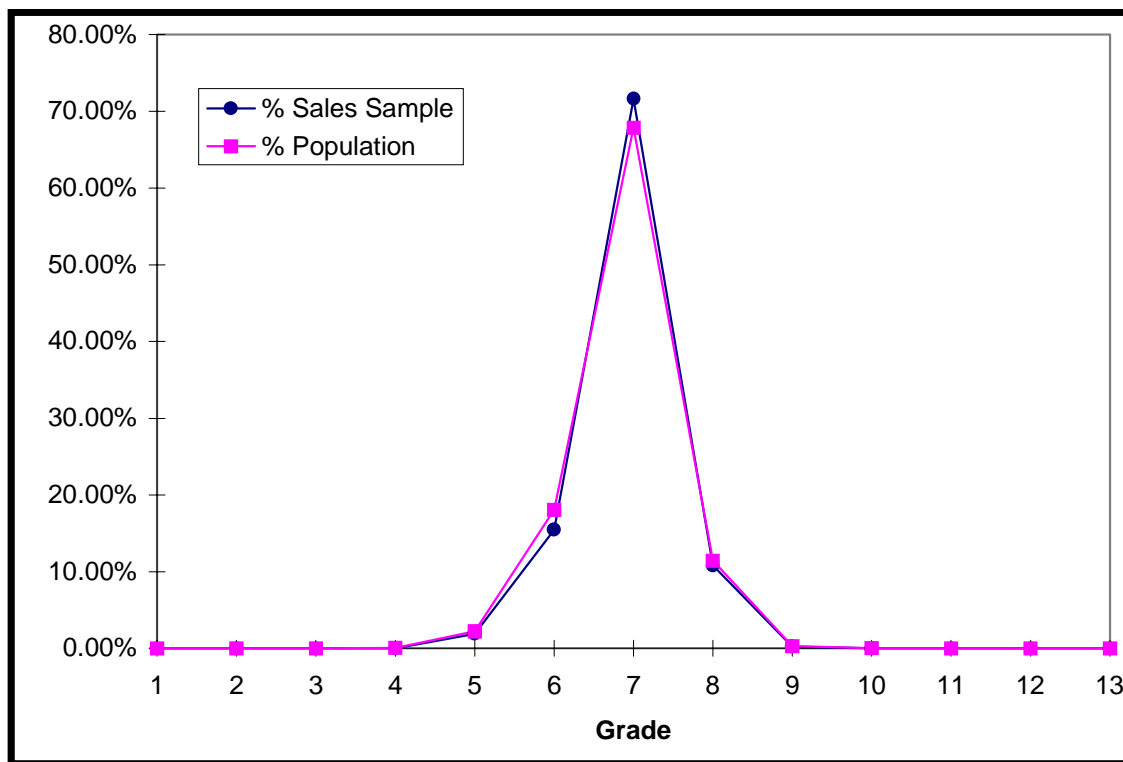


The sales sample adequately represents the population.

### Sales Sample Representation of Population - Grade

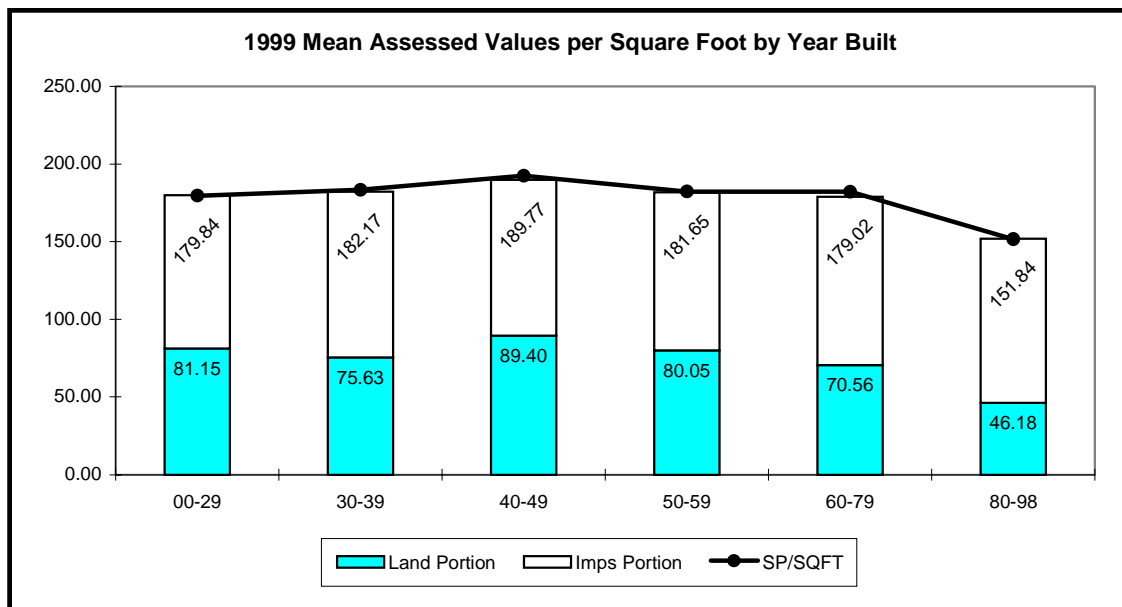
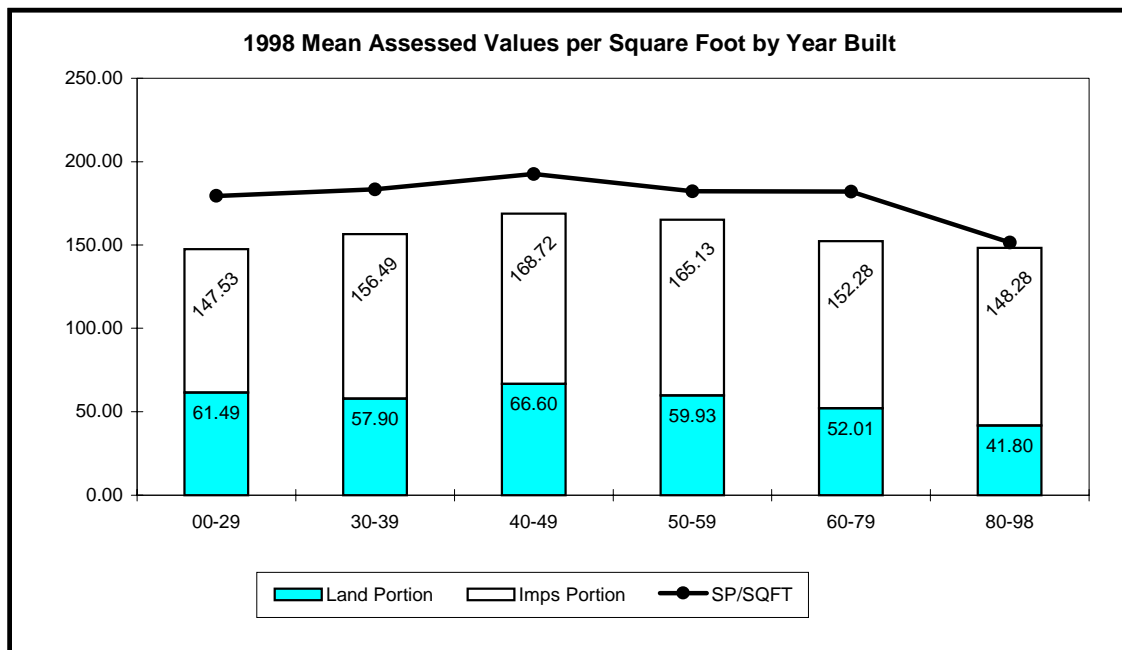
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	1.91%
6	73	15.47%
7	338	71.61%
8	51	10.81%
9	1	0.21%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
472		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.08%
5	112	2.24%
6	902	18.07%
7	3387	67.86%
8	570	11.42%
9	15	0.30%
10	1	0.02%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4991		



The sales sample adequately represents the population.

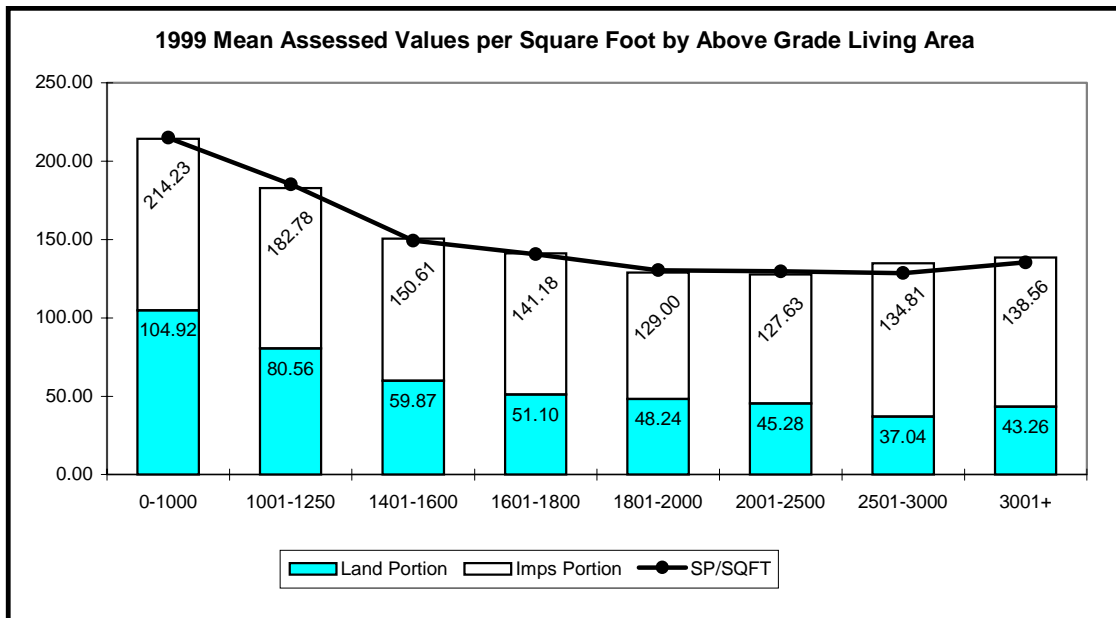
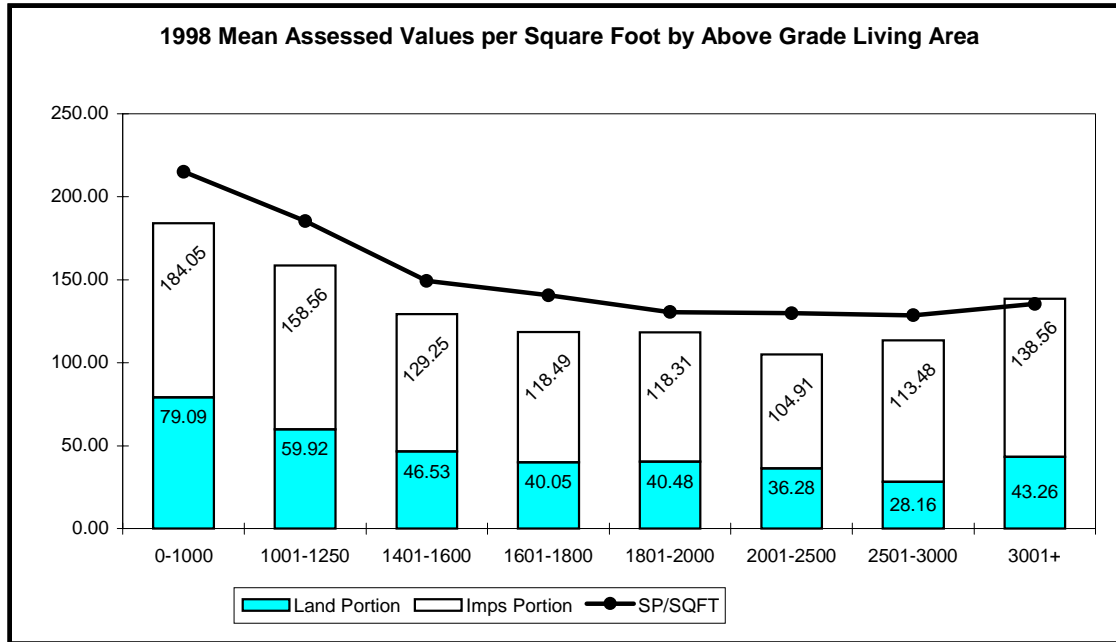
## **Comparison of 1998 and 1999 Per Square Foot Values by Year Built**



These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

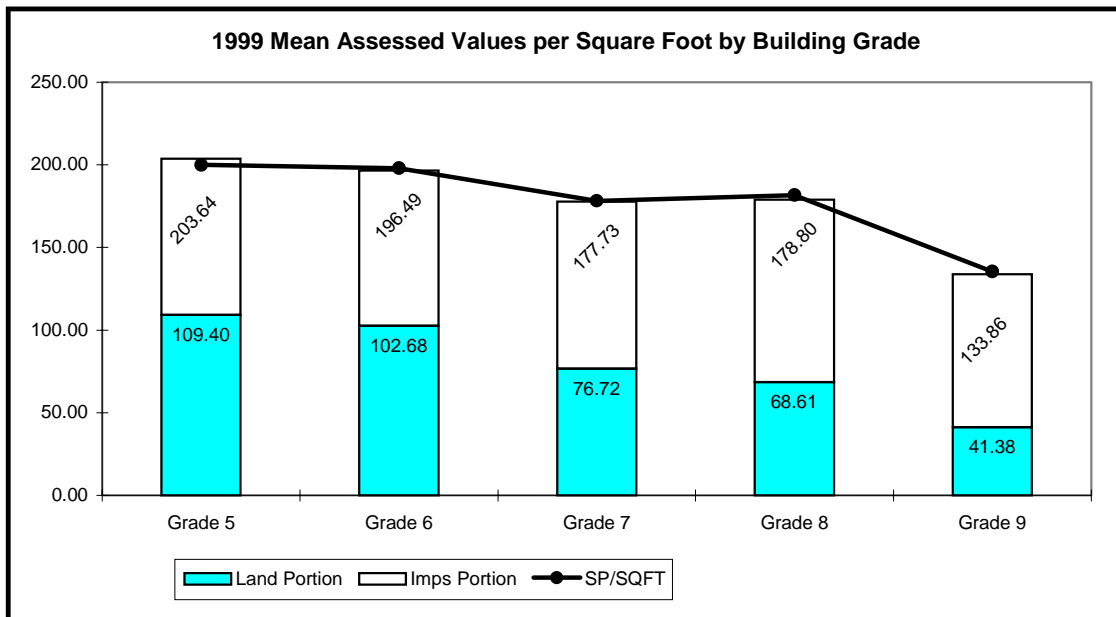
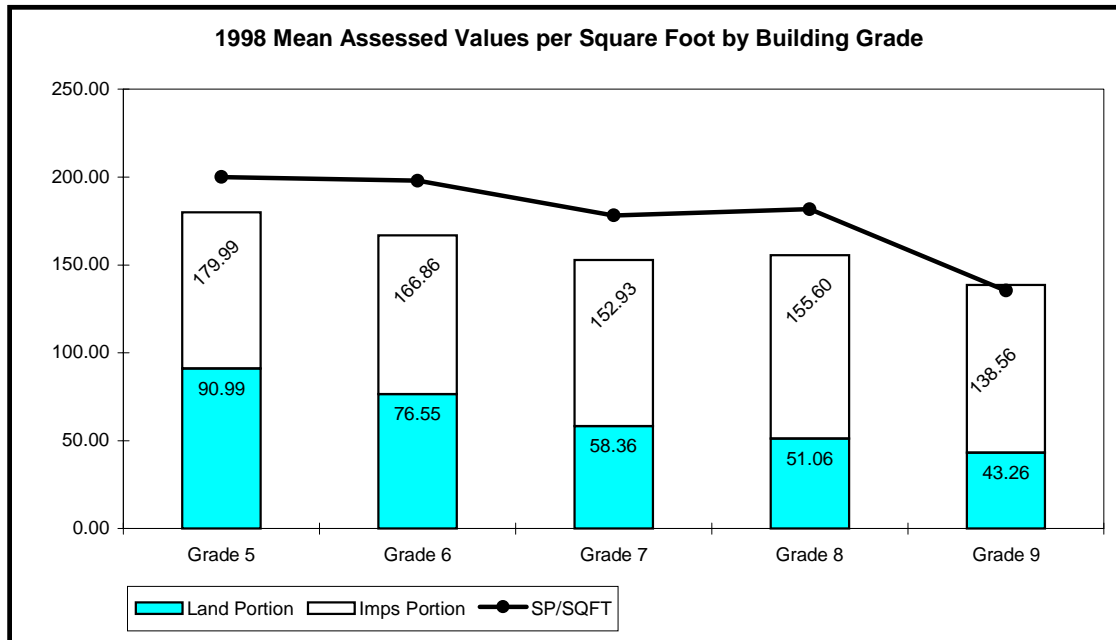
## Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a significant improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

## Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a significant improvement in assessment level and uniformity by Building Grade as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.